

## Overview: Design Review Thresholds and Types of Design Review

(Note: this information is for a subset of zones, not showing thresholds for downtown zones and similar)

Mandatory Design Review	
Zone(s)	Threshold
Lowrise 3 (LR3)	More than 8 dwelling units and/or 4,000 sq. ft. non-residential space
Midrise (MR) & Highrise (HR)	More than 20 dwelling units and/or 4,000 sq. ft. non-residential space
Neighborhood Commercial 1,2, & 3 (NC1, NC2, NC3)	More than 4 dwelling units and/or 4,000 sq. ft. non-residential space
Seattle Mixed (SM)	More than 20 dwelling units and/or 12,000 sq. ft. non-residential space.
Mandatory Streamlined Design Review (SDR)	
Zone(s)	Threshold
All Zones	Development with three (3) or more Townhouse units.
All Multi-family and Commercial Zones	If removal of an exceptional tree is proposed if the project falls below Design Review thresholds

### Three Types of Design Review:

**Design Review** is a review conducted by 5 member appointed citizen design review boards. Design review is conducted in public meetings held in neighborhood locations. Public notice of the project is provided on the website, and in a mailed notice to nearby residences. Members of the public have the chance to comment to the planner. The process requires three alternative design concepts to be presented. There are two principal steps, Early Design Guidance (EDG) and Design Recommendation. Design review decisions involving Board review are appealable to the City's hearing examiner. (Type II land use decision).

**Administrative Design Review (ADR)** is a form of design review that mirrors the steps of Design Review but is conducted by a DPD design review planner instead of a board. Public notice of the project is provided on the website, and in a mailed notice to nearby residences. Members of the public have the chance to comment to the planner, but there is no public meeting. There is a formal decision appeal opportunity to the hearing examiner. (Type II land use decision). ADR is used when an application without mandatory design review voluntarily enters the program.

**Streamlined Design Review (SDR)** is a simplified form of design review that is conducted by a DPD design review planner. Public notice of the project is provided on the website, and in a mailed notice to nearby residences. Members of the public have the chance to comment to the planner. Applicant submittal requirements are reduced and the number of approval steps is more limited than Administrative or Full Design Review. There is no formal decision appeal opportunity to the hearing examiner. (Type I land use decision).